

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: ESTABLISHMENT OF FAIR MARKET VALUE IN  
THE CAMPUS HIGH SCHOOL PROJECT AREA - MASS. R-129

WHEREAS, the governing body of the Authority (the Board) at a regular meeting on April 19, 1973, adopted a Resolution, entitled "Resolution of the Boston Redevelopment Authority Relative to the Establishment of Fair Market Value for Properties to be Acquired", and

WHEREAS, the parcel was appraised by at least two independent fee appraisers, was reviewed by staff appraisers, and the value recommended by the Real Estate Director and the Chief General Counsel has approved as to form:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY: THAT, the Fair Market Value of the parcel listed below is hereby established:

<u>Parcel No.</u>	<u>Owner</u>	<u>Address</u>	<u>Price</u>
107-19	Louis & Bessie R. Goldstein	108 Dudley St., Roxbury, Mass.	\$66,600

Title to each parcel, when acquired, is to be in fee simple, free and clear of all reservations, encumbrances, and other exceptions to title, except:

1. Liens for any taxes that are not payable at the time of vesting title in the Local Public Agency;
2. Easements or other outstanding interests that have been designated as parcels to be acquired separately;

3. Easements or other interests that under the Urban Renewal Plan are not to be acquired;
4. Reservation of interests or rights, if any, in the former owner, if authorized and in accordance with Department of Housing and Urban Development policies and regulations.

None of the parcels covered by this request is now owned, nor was owned at any time after the Local Public Agency filed its first application for Federal assistance for, or Federal concurrence in, the Project, by (a) the Local Public Agency, (b) a member of its governing body, (c) an officer or employee of the Local Public Agency who exercises a responsible function in carrying out the Project, (d) the local government, (e) the Federal Government, or (f) a public entity or nonprofit institution which acquired the property from the Federal Government for a nominal consideration at a discounted price.

( x ) No exceptions

( ) Except the following parcels



COMMENTS

Certificate No. 49 (Rev.)

PROJECT: CAMPUS HIGH SCHOOL MASS. R-129

PARCEL NO.: 107 - 19

ADDRESS: 104-112 Dudley St.  
19-23 Guild Row

Assessment	\$27,000
First Appraisal	66,600
Second Appraisal	62,000
Rec. Max. Acq. Price	\$66,600

Appraiser

J. Cullen  
H. Kelley

At the meeting of April 15, 1976, the Board voted to establish a maximum acquisition price of \$64,500 for this parcel.

After negotiating further with the owner of the property, he agreed to accept \$66,600 in full settlement of his claim for damages.

Inasmuch as the two appraisers are less than 10% apart, a value of \$66,600 is considered reasonable and is so recommended.

Approved as to form:

Charles J. Speleotis  
Charles J. Speleotis  
Chief General Counsel

Robert E. McGovern  
Robert E. McGovern  
Real Estate Director

EXECUTIVE SESSION

M E M O R A N D U M

July 16, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CAMPUS HIGH SCHOOL PROJECT MASS. R-129  
Establishment of Fair Market Value - Certificate #49 (REV.)  
Parcel 107-19 - 104-112 Dudley Street, 19-23 Guild Row

It is requested that you approve and certify the fair market value of the parcel listed on the attached certificate.

The parcel has been appraised by two qualified, independent appraisers, under the supervision of the Real Estate Director, in accordance with applicable state law, the Real Property Acquisition Policies Act of 1970, Public Law 91-646, and the Department of Housing and Urban Development policies and requirements.

The Real Estate Director is of the opinion that the price for this parcel is a reasonable estimate of its fair market value.

The Chief General Counsel concurs with the price recommended.